

20130509000193080 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
05/09/2013 01:04:17 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
K. Edward Sexton, II, Esq.
Gentle, Turner, Sexton, Debrosse & Harbison
501 Riverchase Parkway East, Suite 100
Hoover, Alabama 35244
(205) 716-3000

STATE OF ALABAMA

)

SHELBY COUNTY

Shelby County, AL 05/09/2013
State of Alabama
Deed Tax: \$2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: THAT in consideration of TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS and other good and valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of all of which is hereby acknowledged, DOUGLAS F. WHITLEY, an unmarried man, herein referred to as GRANTOR, does grant, bargain, sell and convey unto DAGOBERTO CERVANTES MOLINA, AN UNMARRIED MAN in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2 and Lot 2A, Block 6, according to THOMAS' ADDITION TO THE MAP TOWN OF ALDRICH, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 52.

ALSO:

A part of Lot 3, Block 6, according to the THOMAS' ADDITION TO THE MAP TOWN OF ALDRICH, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 52 and being more particularly described as follows:

Begin at the Southwest Corner of said Lot 3; thence N 89°07'52" E along the South line of said Lot 3, a distance of 270.03' to the point of a non-tangent curve turning to the left with a radius of 2276.52', a delta angle of 1°16'34", and subtended by a chord which bears N 18°06'07" E, a chord distance of 50.70'; thence along said curve an arc distance of 50.70'; thence S 80°22'58" W a distance of 289.75'; thence S 01°08'37" W a distance of 3.88' to the POINT OF BEGINNING.

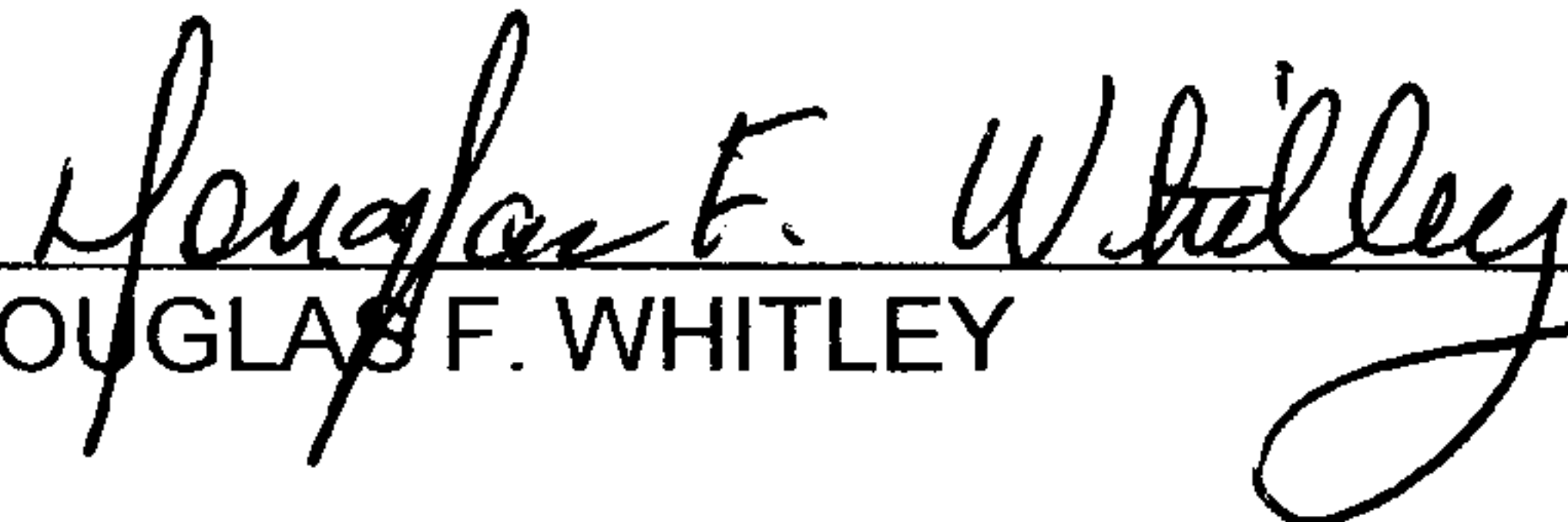
Containing 0.16 acres more or less.

**PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, AS NO TITLE SEARCH HAS BEEN CONDUCTED.**

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion of the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR, of, in, and to the same and every part of parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all the singular, the above-mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs or assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free of all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

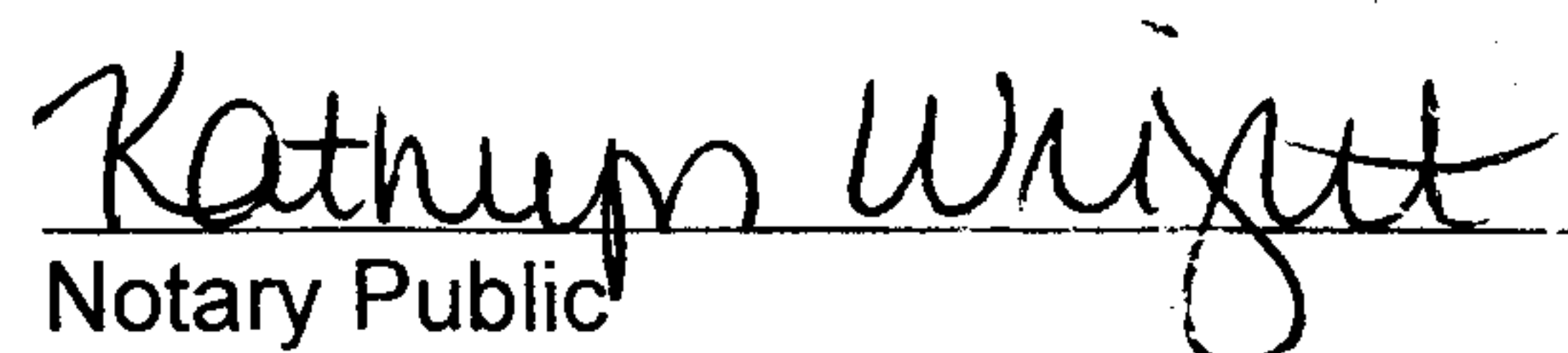
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal on this 18th day of APRIL, 2013.


DOUGLAS F. WHITLEY

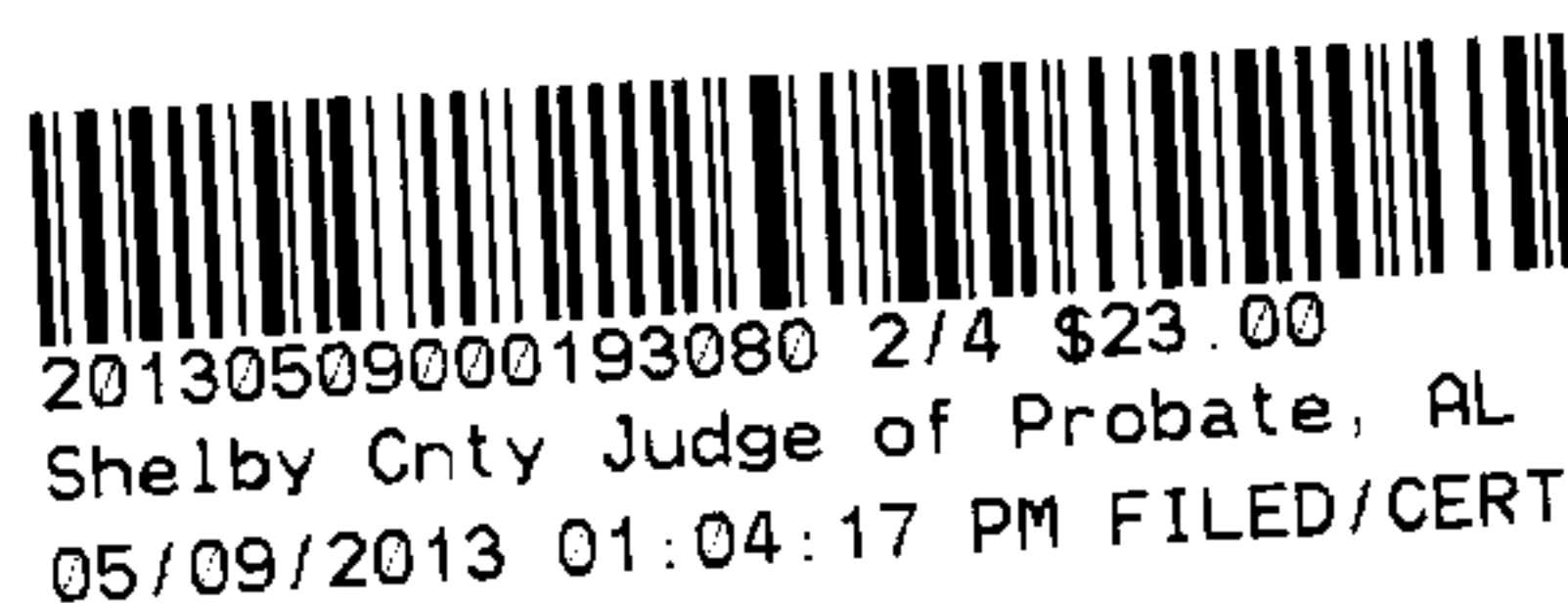
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority in and for said County and State, do hereby certify that DOUGLAS F. WHITLEY, an unmarried man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 18 day of April, 2013.


Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES NOVEMBER 19, 2016



Douglas F. Whitley
176 Bice Circle
Montevallo, AL 35115
(205) 476-5544
Cell (205) 401-6727

Dagoberto Cervantes
Molina.

\$2000



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Douglas Whitley
Mailing Address 176 Bice Circle
Montevallo AL 35115

Grantee's Name Dagoberto Cervantes Molina
Mailing Address 156 Bice Circle
Montevallo, AL 35115

Property Address 176 Bice Circle
Montevallo AL 35115

Date of Sale 4/18/13
Total Purchase Price \$ 2000



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or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/9/13

Print Dagoberto Cervantes Molina

Sign Dagoberto

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)